

**SACRAMENTO LOCAL AGENCY FORMATION COMMISSION**

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October 5, 2011

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: City of Elk Grove Sphere of Influence Amendment-South of Kammerer Road  
Status Report (LAFC 04-08) (CEQA EIR SCH# 2010092076)

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**RECOMMENDATION:**

Receive and File Status Report. No action is required.

**DISCUSSION:**

The proposed City of Elk Grove Sphere of Influence Amendment (SOIA) Draft Environmental Impact Report (DEIR) is available for public review. The Executive Summary (ES) and DEIR are attached. The ES provides your Commission with a concise overview of the DEIR, and a summary of potential impacts and proposed mitigation measures.

Significant and unavoidable impacts were identified in the DEIR. The DEIR found that the project would result in significant and unavoidable impacts for aesthetics, agricultural resources, land use and planning, noise, population and housing, and transportation and traffic.

The public should note that the comment period is September 29, 2011 through November 14, 2011. Also, public comment regarding the DEIR will be encouraged before the Commission at your regular meeting of *November 2, 2011*.

The DEIR may be reviewed and/or downloaded @ [www.saclafco.org](http://www.saclafco.org). Hard copy may be reviewed at the LAFCo offices, Elk Grove City Hall (8400 Laguna Palms Way,) the Elk Grove Library (8900 Elk Grove Blvd.) and the Franklin Community Library (10055 Franklin High Rd.) To be considered, all comments must be received by the end of the public comment period (*September 29, 2011 through November 14, 2011*.) Upon completion of the 45-day public review period, responses to all substantive comments concerning the adequacy of the DEIR will be prepared and incorporated into a Final EIR.

Early in 2012 your Commission will hold a public hearing to consider certification of the Final EIR and the related discretionary actions concerning project approval.

**BACKGROUND:**

The DEIR is intended to serve as an informational document for your Commission and the general public regarding the objectives and components of the proposed project. The document evaluates potentially significant adverse environmental impacts that could be associated with the project, and identifies project changes (mitigation measures) and project alternatives that would reduce or eliminate these impacts. The DEIR does not set forth policy for your Commission about the proposed project's desirability. Rather, the DEIR is an informational document to be used by the public, decision-makers and public agencies. During the project review process, Sacramento LAFCo must consider all feasible mitigation measures and alternatives developed in the DEIR to substantially lessen anticipated environmental impacts of the proposed project.

**Project Description**

The proposed project consists of a request initiated by the Elk Grove City Council (Resolution #2008-54) to the Sacramento Local Agency Formation Commission (LAFCo) to amend the City of Elk Grove's SOI. The current SOI is coterminous with the City boundary. The application to amend the SOI includes 7,869 acres generally described as the areas south of Bilby Road/Kammerer Road and Grant Line Road. Current City of Elk Grove land use projections indicate that future growth may require additional lands outside of the current city boundary. The City's available residential, industrial, and commercial land inventory is in the process of building out and may be unable to accommodate all anticipated urban growth within the city limits. As a result, the City needs to establish a direction to accommodate its anticipated future growth by designating an area for long-term planning. For purposes of analyzing environmental impacts, LAFCo has developed land use assumptions in the following sections that would allow LAFCo to understand environmental effects that may result from future anticipated growth during future annexations. There are no specific land use entitlements proposed at this time in conjunction with the proposed SOI Amendment (SOIA). California Government Code Section 65300 provides that a city may comprehensively plan for lands outside of its jurisdiction without the area being within an approved SOI. However, while the Elk Grove City Council has expressed its desire to have the proposed SOIA Area master planned, the City Council has explicitly stated that no comprehensive planning of the area will occur until LAFCo approves the SOIA.

The current City boundaries and coterminous SOI encompass 26,974 acres. The proposed SOIA would expand the existing SOI, not city limits, by 7,869 acres, or by 29 percent, to a total SOI of 34,843 acres. However, anticipated future growth and expansion through the annexation process would be limited to areas outside of the FEMA 100-year floodplain. This would limit future growth to 6,882 acres of the proposed 7,869-acre SOI expansion, leaving 13 percent of the area for non-urban uses, such as open space.